



**MINUTES**  
**Committee on Public Safety**  
**Friday, September 30, 2016 @ 3:30 p.m.**  
**City Hall, Council Conference Room**

**CALL TO ORDER**

The meeting called to order at 3:32 p.m.

**ROLL CALL**

Councilmember Carol Wood, Chair  
Councilmember Adam Hussain, Vice Chair  
Councilmember Kathie Dunbar, Member

**OTHERS PRESENT**

Sherrie Boak, Council Staff  
Barb Kimmel, Planning & Neighborhood Development  
Elaine Womboldt, Rejuvenating South Lansing  
Mark Dotson, Deputy City Attorney  
Gregg Scrimger, Code Enforcement  
Mary Ellen Purificoto  
Mary Ann Prince

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM SEPTEMBER 16, 2016 AS PRESENTED. MOTION CARRIED 3-0.

Councilmember Wood clarified that in the past Councilmember Dunbar has notified staff which in turn did notify the Chair when she had a conflict in attending the meeting or will leave early or arrive late.

**PUBLIC COMMENT**

No comment.

**RESOLUTION – SET THE SHOW CAUSE HEARING; MAKE SAFE OR DEMOLISH; 1517 PATTENGILL**

Mr. Scrimger confirmed for the Committee since the hearing before the Demolition Board there have been on changes on 1517 Pattengill, no permits pulled and no contact from the owner. The property was red tagged on May 2, 2016, with the estimated cost of repairs at \$139,300.00. The owners were notified of the hearing before the Demolition Board, and no one came.

Mr. Dotson asked the Committee to explain the Make Safe and Demolish since he was unaware of the process. Councilmember Wood outlined the steps taken by the Department that leads to it coming before the Public Safety Committee to set a Show Cause Hearing. This Show Cause Hearing is before the entire Council that allows the owners to speak on the property and whether they intend to make repairs or wish to demolish it themselves. After the hearing it is referred back to the Public Safety Committee. The owner is notified of the Public Safety Meeting if they wish to attend. At the Committee meeting the owner who wishes to makes repairs is to bring a timeline on how long it will take, have pulled all necessary permits and be able to demonstrate they have the means to make the repairs. The Committee reviews the information with Code Compliance to see if the plan will meet the expectations of the City. The owner could also state they intend to demolish the property and they would need to pull the permit and also have a timeline to complete the work. Mr. Scrimger added the Department is asking for 60 days Make Safe or Demolish because this is not fire damaged.

Councilmember Dunbar asked Mr. Scrimger if the photos represented damage from the weather or a flood. Mr. Scrimger admitted that the property is deteriorated from roofline to the foundation. The next question stated was if the owners walked away from the property. Councilmember Wood acknowledged at one time the property was going to be turned over to the Land Bank due to non-payment of taxes, but then the owners paid the taxes and redeeming their property.

MOTION BY COUNCILMEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 24, 2016 FOR THE SHOW CAUSE HEARING ON A MAKE SAFE OR DEMOLISH FOR 1517 PATTENGILL. MOTION CARRIED 3-0.

**RESOLUTION – SET THE SHOW CAUSE HEARING; MAKE SAFE OR DEMOLISH; 2915 TURNER STREET**

Mr. Scrimger confirmed this property also had no change since the Demolition Hearing, which took place June 23, 2016. The property was red tagged on May 20, 2016 and there was no contact by the owner or any permits pulled. The estimated cost for repairs on this property are \$85,500.00. This too is a requested for 60 days Make Safe or Demolish from the Department.

Councilmember Dunbar asked whether these could be taken with 30 days instead of 60 days. Mr. Dotson said he would look into it.

MOTION BY COUNCILMEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 24, 2016 FOR THE SHOW CAUSE HEARING ON A MAKE SAFE OR DEMOLISH FOR 2915 TURNER. MOTION CARRIED 3-0.

**PRESENTATIONS**

**Blight Grant and Lead Testing Updates**

Ms. Kimmel outlined the \$6.23 million program for blight properties has currently allowed for the demolition of 260 since the spring of 2015. The grant itself is from MSHDA to the Land Bank in partnership with the City. Due to overall cost of each demolition it has allowed additional houses to be added to the plan; there are an additional 54 properties that have been included. Currently they are moving forward Group #13 from the Land Bank, and there are plans for two more groups yet in 2016, and another group in spring 2017 with a wrap-up in August, 2017. Ms. Kimmel stated she could provide a list of the remaining 54 homes to the Committee. Ms. Kimmel did confirm for the Committee that the reason for the additional homes was that the originally budget was higher for demolition cost and the bids have been lower per home for demolition.

Councilmember Wood asked what percentage of the demolished homes could actually have been rehabilitated. Ms. Kimmel acknowledged the cost to rehabilitate a home is exuberant compared to the demolition cost. All of the houses had been red tagged and had extensive structural problems.

Councilmember Hussain asked what the plans are for the now green spaces where homes once sat. Ms. Kimmel outlined that the vision is to sell the property to property owners on either side to extend their property, and if there was a shared driveways it allows for this each property to have their own driveway. There have been discussions on saving some larger properties for future development.

Councilmember Wood informed Ms. Kimmel of inquires she had where residents have contacted the Land Bank with an interest to purchase the property next to them, but have never heard back. Ms. Kimmel advised the Committee to have those interested parties reach out to her and she can inform them of the requirements.

Councilmember Dunbar asked for clarification of the funds and the City role. Ms. Kimmel noted that the funds go from MSHDA to the Land Bank, and the grant is set up with the Land Bank and the City as their blight partner. The grant required the Land Bank to have a "partner", because they would want an agency outside of Ingham County to approve what is happening in a neighborhood and it is being carried out per guidance from the City.

Councilmember Wood asked Ms. Kimmel how many of the properties were in the Land Bank Brownfield. When the Brownfield was created it was based on the fact that funds from those properties would need to be reinvested in the neighborhood. Research will be done to determine if any homes were in the designate Land Bank Brownfields.

Ms. Prince asked Ms. Kimmel to recap the number of homes to be demolished. Ms. Kimmel confirmed 314 total with 260 already done. The homes are in five areas designated in blight areas which do cover most of City. The homes also need to be owned by the Land Bank.

Ms. Womboldt acknowledged Ms. Kimmel for her work on the grant and program.

#### Lead Abatement Grant

Ms. Kimmel began the presentation on the Lead Abatement Grant, which they hope to have confirm and up and running on December 4, 2016. They are waiting for an agreement from HUD once received will be signed by the Mayor, which they hope to have in place October 3, 2016. After it is signed it will take two months to start up before they are able roll it out to the public to begin work. This program covers any owner occupied or a rental build before 1978, and has residents under the age of 6 living there or visiting on a regular basis. If it is a rental it can also be a vacant home older than 1978. The funds are \$8,000 for lead hazard reduction grants and up to \$16,000 of CDBG grants for rental units. It would be up to \$18,000 of CDBG grants for owner occupied. In either case there are no matches required from the property owners. Due to the timeline of required signed agreement, there is not information on the website yet, but Ms. Kimmel offered her phone number of 483-4040 to for those with questions and wants to be considered for a list. Ms. Kimmel then moved into the overview of what is required which includes an EPA class by the rental owners, and the program has funds to have 70 landlords go thru the program, along with funds for training 50 Section 3 residents to be Lead Abatement Supervisors and obtain their certification.

Councilmember Wood asked about the residents staying in their homes during the abatement and testing process. Ms. Kimmel confirmed their goal is to have them not leave, and require the contractors provide all the required access.

Councilmember Dunbar asked for clarification on the two abatements for landlords. Ms. Kimmel stated that with abatement there is a permanent solution for lead based paint which is removal, encapsulation and cover up. They will get a combination in 99% of the interim controls. Councilmember Dunbar asked if they have the interim controls, if the landlord then has to agree to maintain and that is triggered in the rental inspection. Ms. Kimmel confirmed it would not be, however if they change tenants in 3 years afterwards they have to notify the office to make sure those identified surfaces are maintained.

Ms. Kimmel outlined the inspection process which included the hiring of an environmental testing company who will bring in their XRF machine, which will allow them to see through multiple layers. If they find that the area is sealed it does not need to be abated. After the testing the report goes to the landlord, so they will know if there is a surface that could be affected. This subjects the landlord to mandatory disclosure. It was noted that this is a voluntary program and some landlords will refuse. Therefore they have partnered with the Ingham County Health Department to utilize a part time health worker that will visit homes with kids that have elevated lead levels or wick participants. This worker will meet face to face with the family and landlord to participate in program. They will offer training to the landlords on how it will benefit them. It should be noted that some of these homes can result in new siding, and windows. Currently the funds should cover 150 homes at this time, and all testing is covered by the grants.

Ms. Kimmel concluded by offering examples of how lead can be ingested.

#### **DISCUSSION/ACTION**

#### **RESOLUTION – Reappointment of T. Barron to Community Corrections Advisory Board**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO REAPPOINTMENT TIM BARRON AS THE MEDIA REPRESENTATIVE TO THE INGHAM COUNTY/LANSING COMMUNITY COLLEGE CORRECTIONS ADVISORY BOARD.  
MOTION CARRIED 3-0.

Councilmember Wood asked Law to research if Mr. Barron currently also sits on the LEPFA Board, and if so if he can only sit on one Board. If the Committee finds out an appointee cannot sit on two (2) Boards, they will remove the appointment from action on Monday night, 10/10/2016.

#### **ADJOURN**

The meeting was adjourned at 4:26 p.m.  
Submitted by, Sherrie Boak,  
Recording Secretary Lansing City Council  
Approved: October 7, 2016